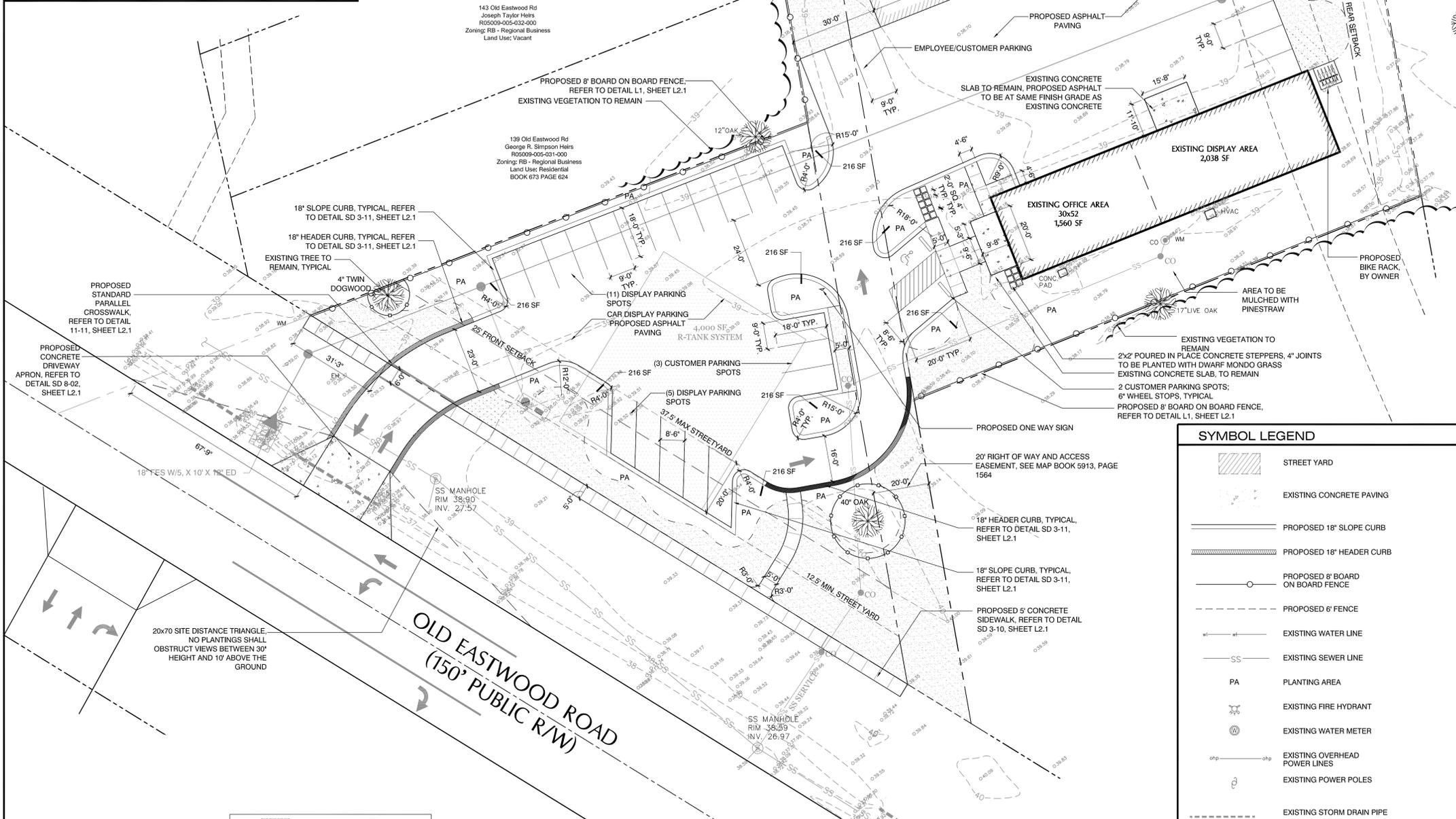
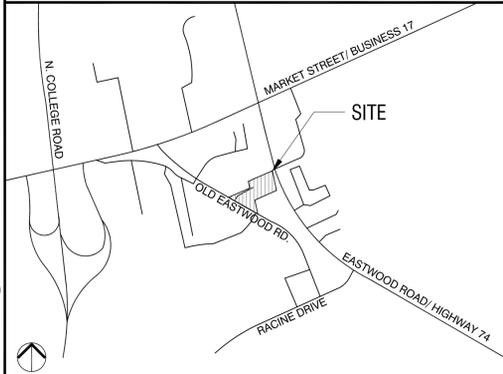


GENERAL NOTES

- SITE BOUNDARY, STRUCTURES, TREES, ADJACENT PROPERTY LINES, EXISTING STREETS AND UTILITY INFORMATION TAKEN FROM SURVEY PROVIDED BY MICHAEL UNDERWOOD AND ASSOCIATES, P.A. DATED FEBRUARY 11, 2016.
- ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO MEAN SEA LEVEL, NAVD 1988.
- ALL DISTANCES ARE GROUND HORIZONTAL.
- THIS LOT IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD.
- SEWER AND WATER SERVICES FOR THIS LOT ARE IN PLACE AND PROVIDED BY THE CAPE FEAR PUBLIC UTILITY AUTHORITY.
- PARCEL INFORMATION FROM NEW HANOVER COUNTY ONLINE TAX RECORD SEARCH.
- ALL PROTECTED TREES WILL BE PRESERVED OR MITIGATED.
- SITE IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE.
- SITE IS NOT LOCATED WITHIN A CONSERVATION OVERLAY DISTRICT.
- ALL SIGNS WILL BE LOCATED AND APPROVED BY THE CITY OF WILMINGTON PLANNING DEPARTMENT.
- HEATING/AIR EQUIPMENT WILL BE LOCATED WITHIN THE BUILDING FOOTPRINT.
- CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING SHALL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
- NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT, AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION METHODS.
- WATER AND SEWER SERVICE SHALL MEET CPFA DETAILS AND SPECIFICATIONS. LAND CLEARING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS.
- ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING AND GRADING OR STAGING OF MATERIALS WILL OCCUR IN THESE AREAS.
- NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED.
- REGULATED AND SIGNIFICANT TREES IN THE STREET YARD AND ANY TREES IN ANY REQUIRED BUFFERS ARE REQUIRED TO BE RETAINED.
- ALL SIGNS WILL BE LOCATED AND APPROVED BY THE CITY OF WILMINGTON PLANNING DEPARTMENT.
- ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10' (SEE 18-586).
- ALL FEDERAL, STATE AND LOCAL PERMITS AREA REQUIRED PRIOR TO FULL CONSTRUCTION RELEASE. THIS INCLUDES, BUT IS NOT LIMITED TO: STATE STORM WATER, STATE UTILITY EXTENSION PERMITS, WETLAND DISTURBANCE PERMITS, CITY STORM WATER, TREE PROTECTION PERMITS, ETC.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS (DETAIL SD-13 CITY OF WILMINGTON TECH STDS).
- ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS (DETAIL SD 15-13 CDFW TECH STDS).
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEGIN OPEN CUT MAY BE REQUIRED.
- TRASH WILL BE CONTAINED IN ROLL OUT CONTAINERS.
- NO TREES WILL BE REMOVED AS A RESULT OF CONSTRUCTION.
- THERE IS NO PROPOSED MONUMENT SIGN.
- CALL TRAFFIC ENGINEERING AT 910-341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
- CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER LOCATION SERVICES, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
- CONTRACTOR SHALL MAINTAIN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.



SITE MAP NOT TO SCALE



SITE DATA

ADDRESS: 143 & 209 Old Eastwood Road
 PARCEL ID: R05009-005-030-000
 CURRENT OWNER: TRH Properties of Wilmington, LLC
 EXISTING ZONING: R05009-005-038-000
 EXISTING USE: Old Eastwood LLC
 PROPOSED USE: VACANT / CONSTRUCTION CONTRACTING
 SPECIAL HIGHWAY: URBAN
 OVERLAY DISTRICT: EASTWOOD ROAD*
 *NOTE: 50' SHOD PARKING SETBACK MET, BUILDING SETBACK REDUCED TO 75% AND SUPPLEMENTED WITH SCREEN PLANTINGS

EXISTING IMPERVIOUS AREA	
BUILDING	3,598 SF
PAVING	380 SF
GRAVEL DRIVE AREA	10,040 SF
TOTAL	14,018 SF
EXISTING IMPERVIOUS TO REMAIN	
BUILDING	3,598 SF
PAVING	380 SF
TOTAL	3,978 SF
PROPOSED NEW IMPERVIOUS AREA	
PROPOSED CURB, PARKING LOT, DRIVE APRON	25,407 SF
PROPOSED BUILDING	3,000 SF
PROPOSED CONCRETE WALKS	550 SF
TOTAL	28,957 SF
TOTAL SITE IMPERVIOUS	32,935 SF

WATER/SEWER USAGE		
SEWER	CURRENT (250 GAL./DAY)	PROPOSED (250 GAL./DAY)
WATER	(250 GAL./DAY)	(250 GAL./DAY)
BULK REQUIREMENTS	REQUIRED	PROVIDED*
MIN. LOT AREA	1 ACRE	1.08 ACRES
MIN. LOT WIDTH	100'	243'
MAX. LOT COVERAGE (BUILDINGS)	40%	14%
MIN. FRONT SETBACK	25'	25'
MIN. REAR SETBACK	15'	84.5'
MIN. INTERIOR SIDE SETBACK	0'	3'
MIN. CORNER LOT SIDE SETBACK	25'	N/A
MAX. BUILDING HEIGHT	35'	22'

*ALL PROVIDED BULK REQUIREMENTS SHOWN BASED ON FUTURE PROPOSED BUILDING

OFF-STREET PARKING REQUIREMENTS	REQUIRED	PROVIDED
AUTOMOBILE SALES/DEALER:		
MIN: 1,600 SF GFA (1,508 SF/600)	3 MIN.	3
AND 1 PER 2,000 SF DISPLAY AREA (5,090 SF/600)	4 MIN.	10
TOTAL	7 MIN.	13
HANDICAP PARKING (1/2% SPOTS):	1	1

LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
STREET YARD*		
PRIMARY STREET YARD (OLD EASTWOOD ROAD) (217 LF X 25')	5,425 SF*	5,106 SF
TREES: 5,425 SF/600	9	40' OAK = 6 CREDITS 4' DOGWOOD = 1 CREDIT
SHRUBS: (5,425/600)*6	54	7 TREE CREDITS 3 PROPOSED 10 TOTAL

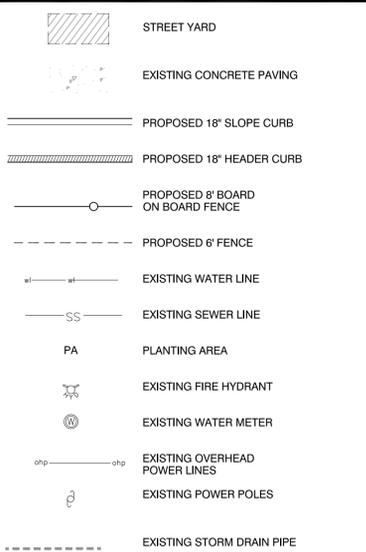
*NOTE: A REDUCTION IN STREETYARD AREA REQUIREMENT IS REQUESTED DUE TO THE EXISTING TREES AND OVERSIZED OLD EASTWOOD ROAD RIGHT OF WAY. THE MINIMUM TREE AND SHRUB QUANTITIES FOR STREETYARD REQUIREMENTS WILL BE MET. PROVIDED

FOUNDATION PLANTINGS**
 EXISTING BUILDING (41 LF*15')*12
 73 SF
 438 SF

**THE LONG FACES OF THE BUILDINGS HAVE/WILL HAVE GARAGE ENTRY DRIVE ACCESS, AND THUS ARE EXEMPT FROM FOUNDATION PLANTING REQUIREMENTS

PARKING LOT SHADE REQUIREMENTS		
(21,203 SF)*.20 =	4,240 SF	6,363 SF
	6 TREES	9 TREES

SYMBOL LEGEND



Approved Construction Plan

Name	Date
Planning	
Public Utilities	
Traffic	
Fire	

City of Wilmington
 NORTH CAROLINA
 Public Services Engineering Division
 APPROVED DRAINAGE PLAN
 Date: _____ Permit # _____
 Signed: _____

MIHALY LAND DESIGN
 PLANNING + LANDSCAPE ARCHITECTURE
 330 Military Cutoff Rd., Suite A3
 Wilmington, NC 28403 910.392.4355

Revisions
 03/21/2016 - REVISED PLAN TO ADDRESS INITIAL TRC COMMENTS

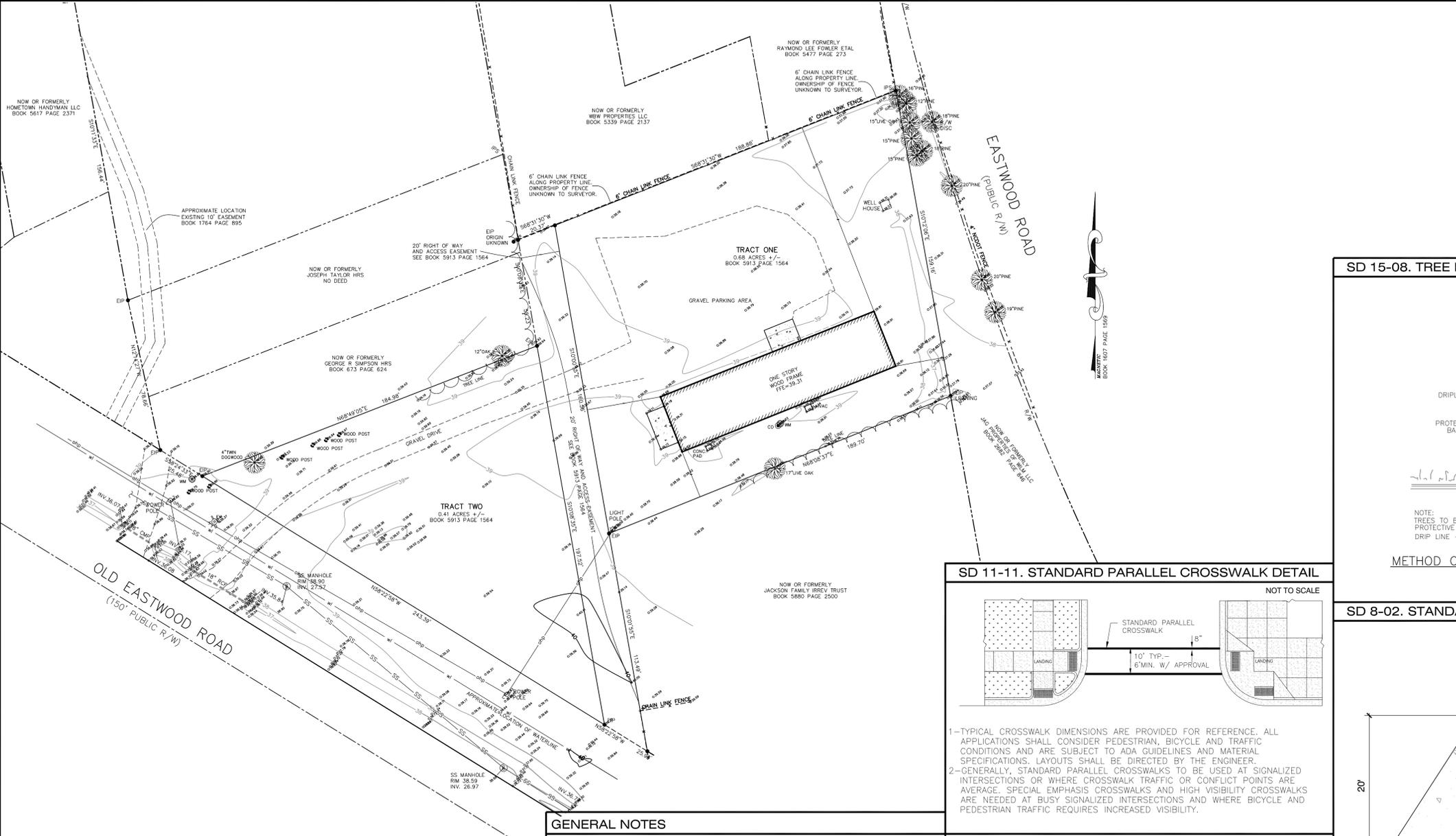
CLIENT
Old Eastwood LLC
 7219 Airline Road Place
 WILMINGTON, NC 28403
 PHONE: (336) 847-8300

PROJECT
Sea Sell Auto
 143 & 209 Old Eastwood Road
 WILMINGTON, NC 28403
SITE PLAN

Date: 03/02/2016
 Phase: 000
 Job Number: 100-990
 Designed by: MLD
 Drawn by: ALM
 Checked by: JWM
 Sheet Title: SITE PLAN

Sheet Number
L1.1
 of 3 sheets

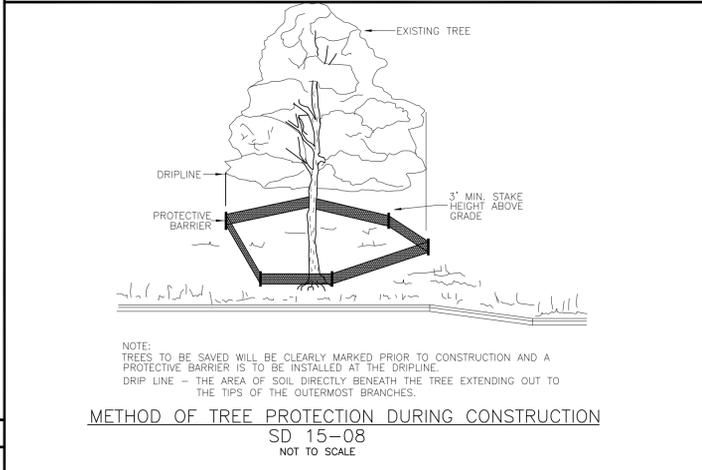
EXISTING CONDITIONS SURVEY



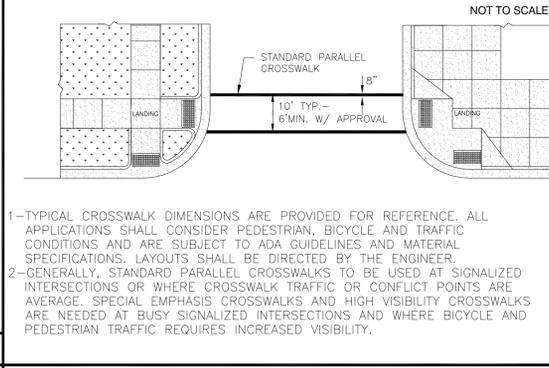
SITE MAP NOT TO SCALE



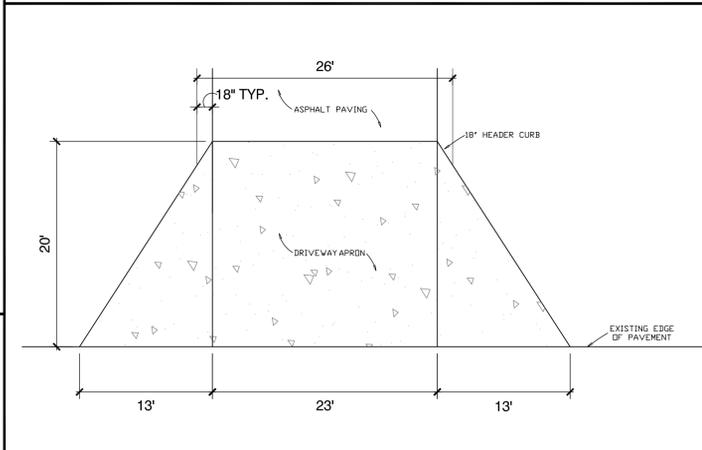
SD 15-08. TREE PROTECTION DURING CONSTRUCTION NOT TO SCALE



SD 11-11. STANDARD PARALLEL CROSSWALK DETAIL NOT TO SCALE



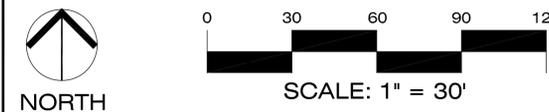
SD 8-02. STANDARD DRIVEWAY DETAIL NOT TO SCALE



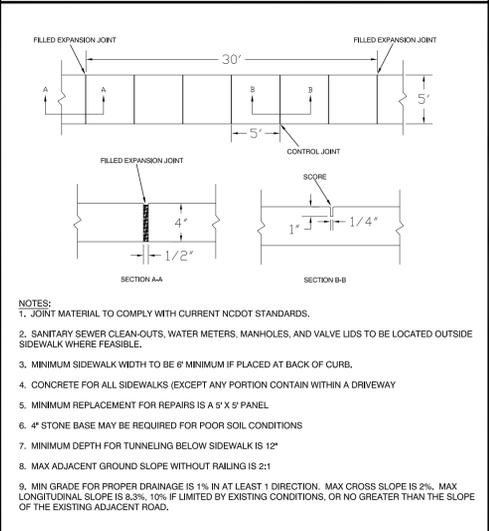
SURVEY PROVIDED BY MICHAEL UNDERWOOD AND ASSOCIATES, PA DATED FEBRUARY 11, 2016

GENERAL NOTES

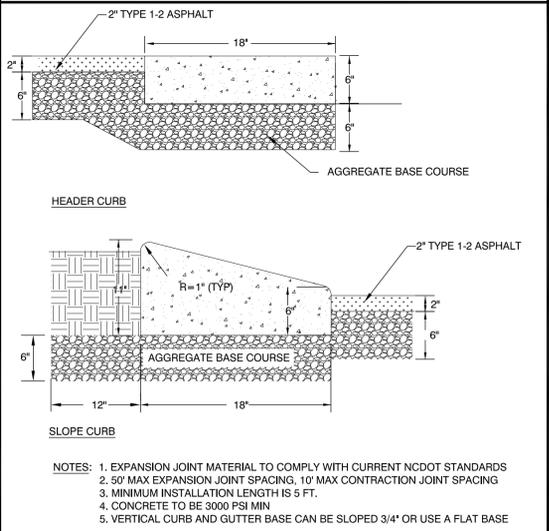
1. SITE BOUNDARY, STRUCTURES, TREES, ADJACENT PROPERTY LINES, EXISTING STREETS AND UTILITY INFORMATION TAKEN FROM SURVEY PROVIDED BY MICHAEL UNDERWOOD AND ASSOCIATES, PA DATED FEBRUARY 11, 2016.
2. SOILS ON SITE CONSIST OF LEON SAND ACCORDING TO THE SOIL SURVEY OF NEW HANOVER COUNTY.
3. THE SURVEY DID NOT INDICATE ANY PRESENCE OF EXISTING WETLANDS ON THE SITE.



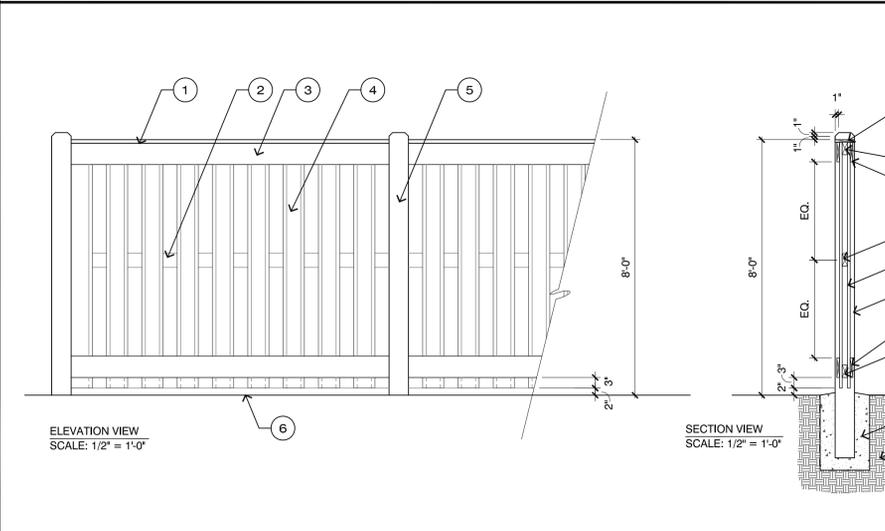
SD 3-10. STANDARD SIDEWALK DETAIL NOT TO SCALE



SD 3-11. CURBING NOT TO SCALE



L1. 8' BOARD ON BOARD FENCE



LEGEND

1. 2 x 6 TOP PLATE
2. 2 x 4 STRINGER
3. 1 x 6 STRINGER
4. 1 x 6 VERTICAL BOARDS - 1" OVERLAP
5. 6 x 6 POSTS AT 8'-0" O.C.
6. FINISH GRADE
7. CONCRETE FOOTING
8. COMPACTED SUBGRADE

- NOTES:
• ALL CONNECTORS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED.
• ALL WOOD TO BE #2 OR BETTER PRESSURE TREATED SOUTHERN YELLOW PINE
• ALL WOOD TO BE STAINED

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Sheet Title:
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Sheet Number
L2.1
of 3 sheets

